

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
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(302) 855-7878

AGENDA

May 15, 2023

6:00 PM

PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA**

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for March 20, 2023

Approval of the Findings of Fact for March 20, 2023

Old Business

Case No. 12821 – Donovan Builders and Renovations LLC

seeks a special use exception and a variance from the maximum square footage requirements for a proposed garage/studio apartment (Sections 115-40, 115-42, and 115-210 of the Sussex County Zoning Code). The property is a lot located on the southeast side of Pinetown Road within the Pinetown Subdivision. 911 Address: 30122 Pinetown Road, Lewes. Zoning District: GR. Tax Map: 334-4.00-26.00

Public Hearings

Case No. 12825 – 36345 Lighthouse Road Selbyville LLC

seeks a special use exception to operate a temporary sales tent (Sections 115-72 and 115-210 of the Sussex County Zoning Code). The property is located on the northwest side of Lighthouse Road on the corner of Old Mill Bridge Road. 911 Address: 36345 Lighthouse Road, Selbyville. Zoning District: B-1. Tax Parcel: 533-19.00-17.03

Case No. 12826 – Jesse and Elizabeth Bare

seek a special use exception for a garage/studio apartment and a variance from the front yard setback requirement (Sections 115-23, and 115-25 of the Sussex County Zoning Code). The property is located on the southwest corner of Roxana Road and Persimmon Place. 911 Address: 34556 Persimmon Place, Frankford. Zoning District: AR-1. Tax Map: 134-15.00-108.09

Case No. 12827 – Sea Air Village

seeks variances from the separation distance requirements for existing structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the northwest side of Atlantic Avenue, Lot E74, within the Sea Air Village Manufactured Home Park. 911 Address: 20040 Atlantic Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3148

Case No. 12828 – Sea Air Village

seeks variances from the separation distance requirements for existing structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the southeast side of Center Avenue, Lot D41, within the Sea Air Village Manufactured Home Park. 911 Address: 19883 Center Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-56873

Case No. 12829 – Jeremy E. and Crissy L. Maddox

seek a variance from the lot area requirement for an existing lot (Sections 115-25 of the Sussex County Zoning Code). The property is located on the northwest side of Sunnyside Road approximately 1730 ft. west of Sharps Mill Road. 911 Address: 10525 Sunnyside Road, Bridgeville. Zoning District: AR-1. Tax Map: 430-15.00-1.05

Case No. 12830 – Jeffrey and Molly Chorman

seek variances from the front and rear yard setback requirements for existing structures (Sections 115-34, 115-182, and 115-183 of the Sussex County Zoning Code). The property is located on the northwest side of Alabama Drive approximately 428 feet northeast of North Bayshore Drive in Broadkill Beach. 911 Address: 4 Alabama Avenue, Milton. Zoning District: MR. Tax Parcel: 235-3.12-106.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 8, 2023, at 4:30 p.m. and at least seven (7) days in advance of the meeting.

The Agenda was prepared by the Director of Planning and Zoning and is subject to change to include the additional or deletion of items, including Executive Sessions, which arise at the time of the meeting.

Agenda items may be considered out of sequence.

The meeting will be streamed live at <https://sussexcountype.gov/council-chamber-broadcast>

The County is required to provide a dial-in number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.**
Any person who dials in should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1 302 394 5036

Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items under public hearings on this agenda.

The Board of Adjustment meeting materials, including the “packet” are electronically accessible on the County’s website at: <https://sussexcountype.gov/agendas-minutes/board-of-adjustment>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountype.gov. All comments are encouraged to be submitted by 4:30 P.M. on May 11, 2023.

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